



March 2004

Arlington is an urban county of about 26 square miles located directly across the Potomac River from Washington, DC. No incorporated towns or cities lie within Arlington's boundaries. Originally part of the ten-mile square surveyed for the nation's capital, the portion on the west bank of the Potomac River was returned to the Commonwealth of Virginia by the U.S. Congress in 1846. This area was known as Alexandria City and Alexandria County until 1920, when the county portion was renamed Arlington County.

Arlington had an estimated population of 198,739 as of January 1, 2004, reflecting an increase of 5% since 2000. It is among the most densely populated jurisdictions in the country with a population density of 7,700 persons per square mile — more than cities such as Seattle, Cleveland, and Pittsburgh. Arlington's population is racially, ethnically, and culturally diverse. About 40% of residents are Hispanic, African-American, Asian, or multi-racial. More than one in four residents was born outside of the U.S. and one in three speaks a language other than English at home. Arlington residents are among the most educated in the nation. Over 60% of adults age 25 and older have a bachelor's degree or higher and 30% have a graduate or professional degree.

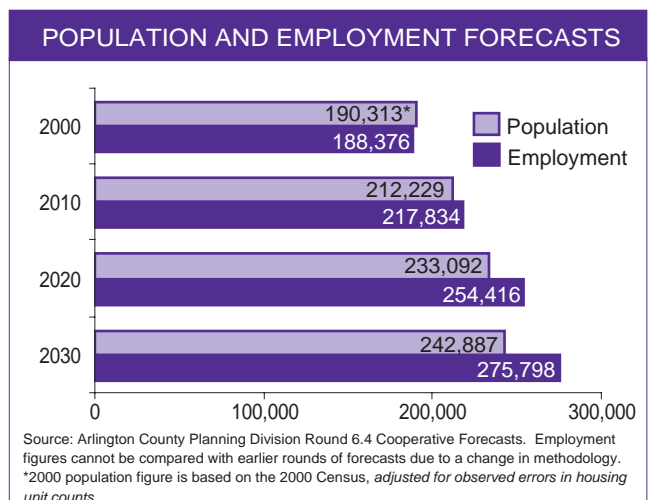
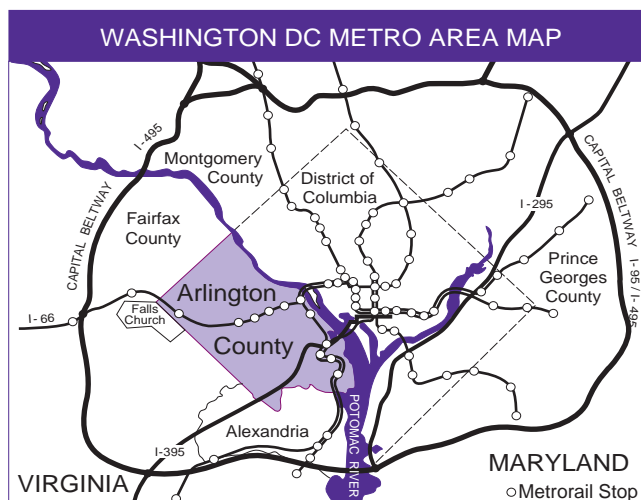
Although perhaps best known to visitors as the home of the Pentagon and Arlington National Cemetery, Arlington boasts high quality residential neighborhoods and award winning managed growth policies. Residents are actively involved in the community; there are over 50 civic associations, dozens of citizen boards and commissions, and over 100 community service organizations in Arlington.

Arlington's central location in the Washington metropolitan area, its ease of access by car and public transportation, and its highly skilled labor force have attracted an increasingly varied residential and employment mix. Arlington has focused high-density commercial and residential development around Metrorail stations in the Rosslyn-Ballston corridor and the Jefferson Davis corridor (which includes Pentagon City and Crystal City), while maintaining lower density development in the remainder of the County.

Arlington has an estimated 196,448 jobs. The majority of jobs are in the Services (44%) and Government (28%) sectors. Almost two-thirds of all jobs in Arlington are located in either the Rosslyn-Ballston or Jefferson Davis corridor. It is estimated that Arlington will be home to over 275,000 jobs by 2030. In December 2003, Arlington's unemployment rate was 1.6%, among the lowest in the region.

Office space totaled over 40.6 million square feet of gross floor area at the end of 2003. The Rosslyn-Ballston corridor has almost 20 million square feet of office space and the Jefferson Davis corridor has almost 12 million square feet of office space. Arlington had a 4th quarter office vacancy rate of 13%, compared with 16% for Northern Virginia.

Arlington's tax base is approximately evenly divided between commercial and residential properties, enabling the County to maintain one of the lowest tax rates in the Washington region. In 2004, the tax rate was \$0.978 per \$100 of assessed value.



DEMOGRAPHICS

POPULATION

2004 Population (Planning Division Estimate)	198,739
2000 Population (U.S. Census Bureau)	189,453
1990 Population (U.S. Census Bureau)	170,936

AGE DISTRIBUTION (2000)

Under 5	10,397	5.5%
5 - 17	20,842	11.0%
18 - 24	19,709	10.4%
25 - 34	47,675	25.2%
35 - 44	32,664	17.2%
45 - 54	25,841	13.6%
55 - 64	14,563	7.7%
65 - 74	8,330	4.4%
75 - 84	6,914	3.6%
85 and Over	2,518	1.3%
Total Population	189,453	100.0%

RACE AND HISPANIC/LATINO ORIGIN (2000)

Non-Hispanic/Latino	154,185	81.4%
White or Caucasian	114,489	78.7%
Black or African-American	17,244	9.1%
Asian and Other Pacific Islander	16,346	8.6%
Some Other Race and Multi-Racial	6,106	3.2%
Hispanic/Latino	35,268	18.6%
Total Population	189,453	100.0%

Source: U.S. Census Bureau, 2000 Census of Population and Housing.

HOUSEHOLDS

2004 Households (Planning Division Estimate)	91,776
2000 Households (U.S. Census Bureau)	86,352
1990 Households (U.S. Census Bureau)	78,520

HOUSEHOLD SIZE (2000)

1 Person.	35,216.	40.8%
2 Persons.	27,419.	31.8%
3 Persons.	10,432.	12.1%
4 Persons.	7,559.	8.8%
5+ Persons.	5,726.	6.6%
Total Households.	86,352.	100.0%
Average Household Size.		2.15

HOUSEHOLD COMPOSITION (2000)

Family Households	39,322	45.5%
With related children under 18	17,774	20.6%
With children under 6 only	5,778	6.7%
With children age 6 - 17	11,996	13.9%
Non-Family Households	47,030	54.5%
Total Households	86,352	100.0%

Source: U.S. Census Bureau, 2000 Census of Population and Housing.

HOUSING UNITS

2004 Housing Units (Planning Division Estimate)	95,688
2000 Housing Units (U.S. Census Bureau)	90,426
1990 Housing Units (U.S. Census Bureau)	84,847

TYPE OF HOUSING UNIT (2004 estimate)

Single-family, detached	27,780	29.0%
Single-family, attached	10,546	11.0%
Multi-family (3+ units)	57,261	59.8%
Other	101	0.1%
Total Housing Units	95,688	100.0%

Source: Arlington County Planning Division estimates.

INCOME

2004 Median Household Income	\$70,942
2004 Median Family Income	\$88,819
2004 Per Capita Income	\$54,258

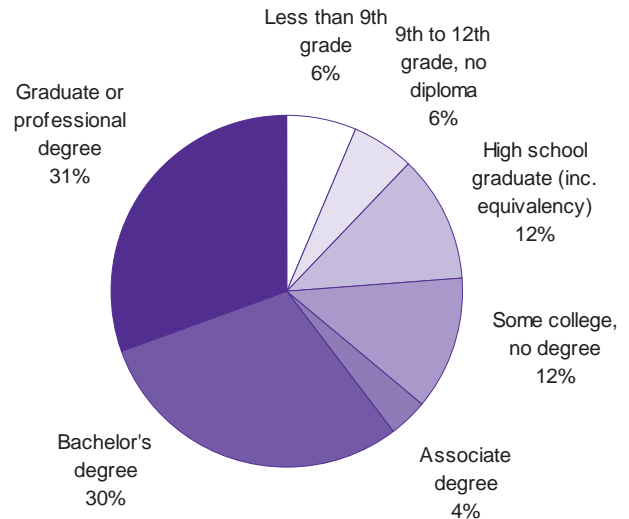
Source: Arlington County Planning Division estimates.

2003 Effective Buying Income	\$6.2 billion
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Source: Sales and Marketing Management, Survey of Buying Power, 2003.

EDUCATION

EDUCATIONAL ATTAINMENT (2000)



Source: U.S. Census Bureau, 2000 Census of Population and Housing.

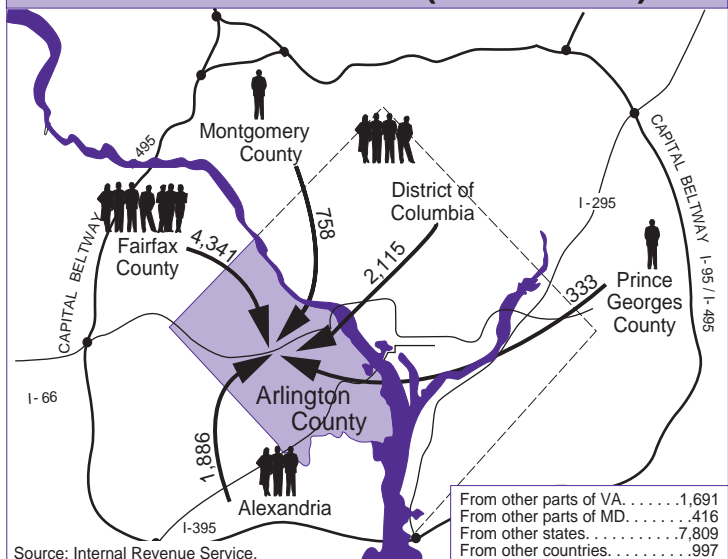
PUBLIC SCHOOLS (September 2003 Enrollment)

	No. of Students
Elementary School (K - 5)	8,944
Middle/High School (6 - 12)	9,337
Stratford Program	52
Total (K - 12)	18,333

Expenditures per Pupil (2002 - 2003)	\$13,309
High School Graduates Continuing Their Education	84%

Source: Arlington County Public Schools.

MIGRATION - INFLOW (2001 - 2002)

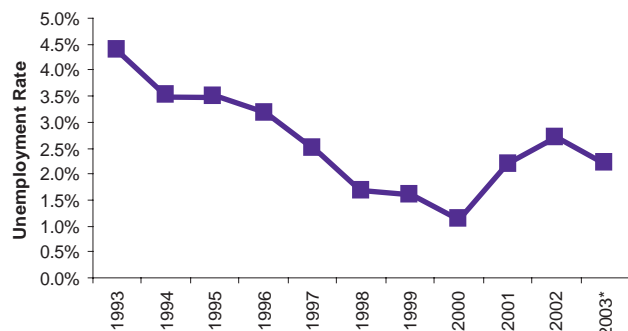


Source: Internal Revenue Service.

EMPLOYMENT & TRAINING

LABOR FORCE & UNEMPLOYMENT

Civilian Labor Force (December 2003). 117,109
Unemployment Rate (December 2003). 1.6%



Source: Virginia Employment Commission. *2003 figure is average for December.

AT-PLACE EMPLOYMENT

At-place employment refers to jobs located in Arlington.

AT-PLACE EMPLOYMENT BY INDUSTRY (2004)

Construction	5,108	2.6%
Manufacturing	3,340	1.7%
Transportation, Communications and Utilities	15,323	7.8%
Finance, Insurance and Real Estate	10,412	5.3%
Retail Trade	18,073	9.2%
Wholesale Trade	2,750	1.4%
Services	85,651	43.6%
Government	55,398	28.2%
Other	393	0.2%
Total Jobs	196,448	100.0%

Source: Arlington County Planning Division estimates.

EMPLOYMENT ESTIMATES AND FORECASTS BY METRO STATION AREA

	2000	2010	2020	2030
Rosslyn	27,664	31,740	36,404	43,313
Court House	11,770	15,086	17,428	18,003
Clarendon	5,362	7,639	9,219	9,556
Virginia Square	3,851	8,188	9,387	10,522
Ballston	24,207	30,659	34,916	37,029
Pentagon City	8,893	12,072	12,336	15,923
Crystal City	39,747	41,057	52,700	53,930
Arlington	188,376	217,834	254,416	275,798

Source: Arlington County Planning Division Round 6.4 Forecasts.

GRADUATE PROGRAMS, COLLEGES AND UNIVERSITIES

2003 - 2004
Enrollment

Marymount University	3,651
George Mason University - Virginia Square campus	2,127
George Washington University - Crystal City campus	1,389
Strayer University	1,200
Art Institute of Washington	905
Argosy University	703
DeVry University - Crystal City campus	561
Parks College - Virginia Square campus	510

Source: Arlington Economic Development.

RESIDENT LABOR FORCE PARTICIPATION (2000)

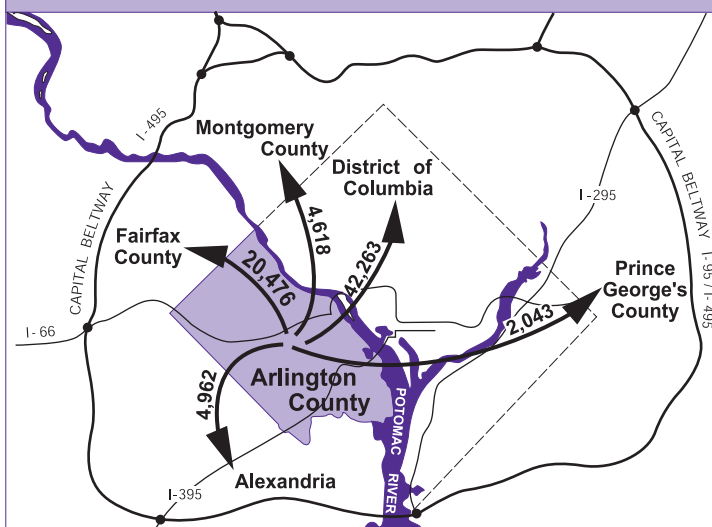
Population Age 16+ 161,333 100.0%
In the labor force 120,803 74.9%

Females Age 16+ 80,303 100.0%
In the labor force 55,676 69.3%
Females with Children Under Age 6 8,596 100.0%
In the labor force 5,532 64.4%
Females with Children Age 6-17 11,250 100.0%
In the labor force 8,150 72.4%

Total Workers Age 16+ 116,046 100.0%
Work in Arlington County 34,379 29.6%

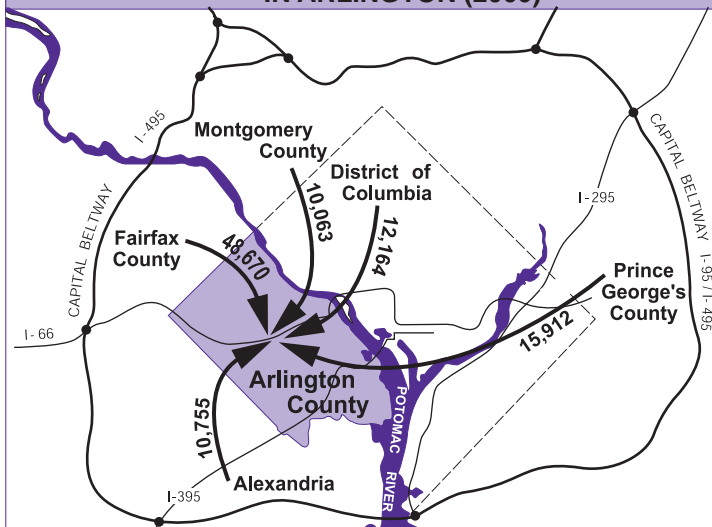
Source: U.S. Census Bureau, 2000 Census of Population and Housing.

RESIDENTS WORKING IN OTHER JURISDICTIONS (2000)



To Prince William Co., VA	648	To other places in MD	917
To Loudoun Co., VA	1,230	To other states	1,047
To other places in VA	3,264		

RESIDENTS OF OTHER JURISDICTIONS WORKING IN ARLINGTON (2000)



From Prince William Co., VA	10,108	From other places in MD	8,178
From Loudoun Co., VA	2,671	From other states	2,474
From other places in VA	8,272		

Source: U.S. Census Bureau, 2000 Census of Population and Housing.

DEVELOPMENT

SUMMARY OF NET NEW CONSTRUCTION

Office Space in Square Feet of Gross Floor Area (GFA)

	Rosslyn- Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
Pre-1960	510,611	0	510,611
1960-1969	3,835,886	2,544,107	6,379,993
1970-1979	1,070,263	3,062,092	4,132,355
1980-1989	8,639,829	5,730,529	14,370,358
1990-1999	3,461,971	438,928	3,900,899
2000-2003	1,676,854	0	1,676,854
Total GFA	19,195,414	11,775,656	30,971,070
Under Construction (as of Dec. 2003)	1,755,998	86,434	1,842,432

Office vacancy rate (4th quarter 2003)* 13.0%

Source: Arlington County Planning Division. Figures are not comparable with previous PROFILES.
*Source: Arlington Economic Development.

Residential Units

	Rosslyn- Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
Pre-1960	4,958	514	5,472
1960-1969	1,221	3,161	4,382
1970-1979	378	2,167	2,545
1980-1989	8,524	2,014	10,538
1990-1999	6,179	684	6,863
2000-2003	3,180	1,353	4,533
Total Units	24,440	9,893	34,333
Under Construction (as of Dec. 2003)	1,159	541	1,700

Rental vacancy rate (2003)** 3.6%

**Source: Arlington County 2003 Rent and Vacancy Survey.

2003 APPROVED SITE PLANS

The following projects were approved by the Arlington County Board in 2003:

Rosslyn

1800 Wilson Blvd. - 153 residential units, 5,758 s.f. retail

Court House

Woodbury Park North - 207 residential units (108 affordable), 8,500 s.f. office, and 1,000 s.f. retail

Clarendon

USPS Clarendon - 194 residential units, 74,475 s.f. office, 9,660 s.f. retail, and 27,650 s.f. other space (post office)

Virginia Square

FDIC Phase 2 - 41,0364 s.f. office, 5,108 s.f. retail

Monroe Street Property - 79 condominiums (9 affordable)

3409 Wilson Blvd. - 87 condominiums (5 affordable), 2,799 s.f. retail

Ballston

950 North Glebe Rd. - 248,962 s.f. office, 14,401 s.f. retail

Wilson Blvd. Townhouses - 5 townhouse units

NRECA Phase 2 - 248,401 s.f. office, 12,000 s.f. retail

Crystal City

Camden Potomac Yard - 386 apartment units, 4,120 s.f. retail

The Dakota on Center Park - 479 condominiums, 80,000 s.f. retail

Columbia Pike

Alcova Row - 22 townhouse units

Sierra Condos/Monroe Apartments - 205 new and renovated residential units (119 affordable)

South Glebe Rd. Residential - 22 townhouse and single-family units

Shirlington

Alexan Shirlington Residential - 245 residential units (15 affordable)

East Falls Church

Westmoreland Street Townhouses - 18 townhouse units

Other Areas

North Danville Street Condos - 18 condominiums

TOTAL DEVELOPMENT APPROVED BY THE ARLINGTON COUNTY BOARD IN 2003:

990,792 s.f. office GFA	1,968 residential units
134,846 s.f. retail GFA	0 hotel rooms
33,074 s.f. other GFA	

A complete report on 2003 development activity is available on the Arlington County Planning Division's website at www.co.arlington.va.us/cphd/planning/data_maps/development.

HOUSING

HOUSING UNIT ESTIMATES AND FORECASTS BY METRO STATION AREA

	2000	2010	2020	2030
Rosslyn	6,353	7,411	8,699	10,428
Court House	6,048	7,211	8,494	8,628
Clarendon	680	2,957	4,248	4,291
Virginia Square	1,435	3,675	4,169	4,692
Ballston	6,744	7,852	8,539	9,032
Pentagon City	3,433	5,280	7,790	7,790
Crystal City	5,427	6,939	7,442	7,642
Arlington	90,842	105,850	115,952	120,649

Source: Arlington County Planning Division estimates.

AVERAGE ASSESSED VALUE (2004) - \$375,723

Single-Family Detached House	\$470,342
Single-Family Attached House, Townhouse	\$472,524
Condominium Townhouse	\$356,460
Condos & Cooperatives	\$232,496

Percent change in average assessment (2003-2004) . . . 16.1%

Source: Arlington County Office of Real Estate Assessment.

AVERAGE RENT (2003) - \$1,314 per month

Efficiency	\$1,029
One Bedroom	\$1,210
Two Bedroom	\$1,515
Three Bedroom	\$1,787

Percent change in average rent (2003-2004) 6.3%

Source: Arlington County 2003 Rent and Vacancy Survey.

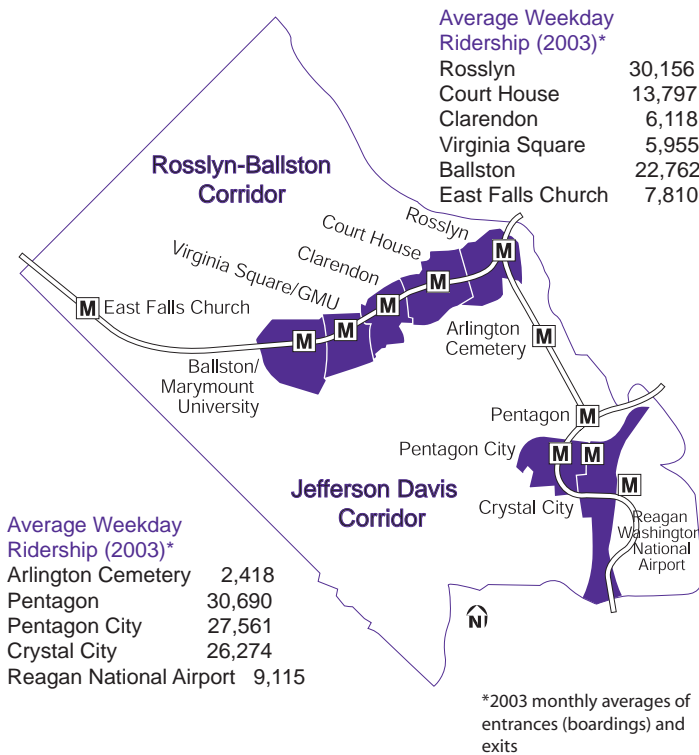
MAJOR RETAIL FACILITIES

	No. of Stores	Sq. Ft.
Fashion Centre at Pentagon City	167	1,000,000
Ballston Common	92	660,000
Pentagon Row	45	300,000
Pentagon Center	9	326,000
Market Common Clarendon*	38	290,000
Village at Shirlington	33	143,500
Crystal City Retail**	200	298,000
Total retail sales (2003 estimate)***		\$2.3 billion
Total number of restaurants		526

Source: Arlington Economic Development.*Includes Market Common Phase II and The Market Place.
Includes 58,000 square feet under construction.*Woods & Poole Economics.

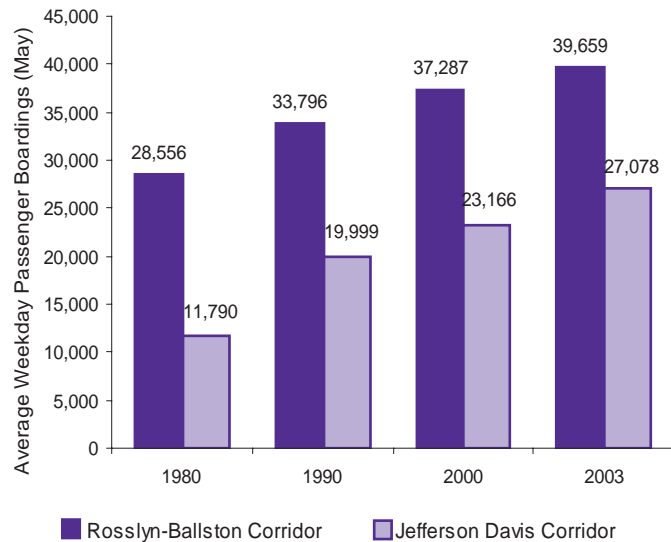
TRANSPORTATION

METRORAIL



Metrorail Boardings (1980 - 2003)

Rosslyn-Ballston and Jefferson Davis Corridors



Source: Washington Metropolitan Area Transit Authority.

AIR

Airport	Distance From Arlington	Passenger Volume
Ronald Reagan Washington National Airport	In Arlington	14,175,255
Dulles International Airport	25 Miles	16,988,707
Baltimore-Washington International Airport	34 Miles	20,022,592

Source: Metropolitan Washington Airports Authority;
Baltimore-Washington International Airport (Dec. 2002 - Nov. 2003)

MISCELLANEOUS

ARLINGTON ATTRACTIONS

FINE ARTS AND HISTORY: Arlington Arts Center, Arlington Symphony, Arlington Historical Society Museum, Children's Theatre of Arlington, Ellipse Arts Center, Gunston Arts Center, Le Neon Theatre, "Old Guard" Museum, Opera Theatre of Northern Virginia, Signature Theatre, Washington Shakespeare Company, Center Dance Company, Teatro de la Luna, Arlington Metropolitan Chorus, Rosslyn Spectrum, Thomas Jefferson Community Theater, Clark Street Playhouse, Metropolitan Gallery.

MAJOR MEMORIALS: Arlington House, Arlington National Cemetery, Iwo Jima Memorial, Netherlands Carillon, Freedom Forum Journalists Memorial, Memorial to Women in the Military.

MAJOR PARKS, RECREATION AND COMMUNITY FACILITIES: Custis Memorial and Four Mile Run Bike Trails, Bon Air Memorial Rose and Azalea Gardens, Sun Garden, Thomas Jefferson Community Center, Bluemont Tennis Complex, Gateway Park, Crystal City Water Park, Lubber Run Park, Farmers' Markets.

COMMUNITY FACILITIES

Libraries.	8
County Parks and Playgrounds.	123
Northern Virginia Regional Parks.	3
Community Centers.	14
Nature Centers.	3
Bicycle Routes and Jogging Trails.86 Miles
Fire Stations.	10
Hospitals.	2

HOTELS & MOTELS

Number of Hotels/Motels.	41
Number of Rooms.	9,957
Square Feet of Meeting Space.	284,230

Source: Arlington Economic Development.

LAND AREA & POPULATION DENSITY

Land Area.	25.8 square miles (16,512 acres)
County Open Space.	1,190 acres
Federal Open Space.	1,150 acres
Population Density (2004 est.).7,703 persons/sq. mile
Elevation (Highest Point).	461 feet

Department of Community Planning, Housing and Development Publications

Development in the Metro Corridors 2003*
 Metro Station Area Demographic Profiles*
 General Land Use Plan (map)
 Sector Plans - Addenda and Updates: Rosslyn, Court House, Clarendon, Virginia Square*, Ballston
 Area Studies and Plans: Columbia Pike, Lee Highway/Cherrydale Revitalization Plan, North Quincy Street Plan, East Clarendon Plan
 Annual Rent and Vacancy Rate report*
 Arlington's Goals and Targets for Affordable Housing*
 2000 Census Highlights: Overview*
 2000 Census Highlights: Foreign-Born Population*
 Civic Association Demographic Profiles*
 Retail Action Plan
 Planning Information Reports: Development Highlights 2003*, Round 6.4 Cooperative Forecasts*, Arlington County and the Region: Highlights from the 2000 Census*

*Available on the Department of Community Planning, Housing and Development's web page - www.co.arlington.va.us/cphd

USEFUL WEB ADDRESSES AND PHONE NUMBERS

U.S. Census Bureau.(301) 763-2422 (general information)
www.census.gov
The U.S. Census Bureau collects and reports demographic and economic data for the nation, states, counties and cities.

Arlington County Census Web Page
www.co.arlington.va.us/census
Census data, charts and maps specifically for Arlington.

Weldon Cooper Center for Public Service (804) 982-5522
www.virginia.edu/coopercenter
Data and research on the Commonwealth of Virginia and Virginia counties and cities.

Virginia Employment Commission. (804) 786-1485
www.vec.state.va.us
Labor market and employment data for the Commonwealth of Virginia and Virginia counties and cities.

Northern Virginia Regional Commission.(703) 642-0700
www.novaregion.org
Information on demographics, transportation, environmental services and human services for Northern Virginia.

Washington Metropolitan Council of Governments. (202) 962-3200
www.mwcog.org
Population, housing, transportation and health and human services information for the Washington DC region.

Visit the Arlington County Web site at:



<http://www.co.arlington.va.us>

Arlington County Government Frequently Called Numbers

County Manager's Office.(703) 228-3120
www.co.arlington.va.us/cmo

County Board Office.(703) 228-3130
www.co.arlington.va.us/cbo

Department of Community Planning, Housing and Development

www.co.arlington.va.us/cphd
Planning Division.(703) 228-3525
Zoning Office.(703) 228-3883
Code Enforcement.(703) 228-3232
Inspection Services.(703) 228-3800
Housing Division.(703) 228-3760
Neighborhood Services.(703) 228-3830

Arlington Economic Development.(703) 228-0808
www.arlingtonvirginiausa.com
Visitors and Convention Services.(800) 296-7996

Department of Public Works.(703) 228-3629
www.co.arlington.va.us/dpw

Department of Parks, Recreation and Community Resources. (703) 228-4747
www.co.arlington.va.us/prcr

Arlington County Public Library.(703) 228-5990
www.co.arlington.va.us/lib

The PROFILE is published annually by the Planning Research, Analysis and Graphics Section of the Department of Community Planning, Housing and Development. For further information on the PROFILE and other demographic and development data and publications, please contact the Planning Division at (703) 228-3525 or PRAT@arlingtonva.us.